

**GRAND COUNTY, UTAH
RESOLUTION NO. 3232 (2020)**

**APPROVING THE VIEWGATE TERRACE PHASE 1 FINAL PLAT
AND STORMWATER DRAINAGE AND ACCESS EASEMENT
FOR REAL PROPERTY KNOWN AS 1248 AND 1260 S. HIGHWAY 191**

WHEREAS, the County Council adopted the Grand County Land Use Code ("Land Use Code") on January 4, 1999 with Ordinance No. 299 and amended it February 19, 2008 with Ordinance No. 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the Grand County Council ("County Council") adopted the Grand County General Plan Update ("General Plan") on February 1, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the High Density Housing Overlay ("HDHO") with Ordinance 584 on January 15th, 2019, as repealed and replaced with Ordinance 591, in an effort to stimulate the construction of deed-restricted workforce housing in Grand County;

WHEREAS, View Gate Development LLC is the Developer and Owner of Record (the "Developer") of 19.56 acres of real property located in Section 7, Township 26 South, Range 22 East, Grand County, Utah, more particularly described as follows:

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running along the South Section line South 89°58'50" West 652.86 feet to a point on the Bentley & Jelsteen tract; thence along the said tract the following three calls: thence North 00°44'00" West 644.53 feet; thence North 01°25'00" West 64.80 feet; thence North 00°14'00" East 591.37 feet to a point on the Brown tract; thence North 88°41'00" East 91.11 feet; thence North 89°45'00" East 168.05 feet to the beginning of a non-tangent curve to the right having a radius of 238.00 feet; thence 43.02 feet along the arc with the radius point being South 60°21'16" East, a delta angle of 10°21'24", and a chord bearing of North 34°49'26" East 42.96 feet to a point of reverse curvature; thence 39.16 feet along the arc having a radius of 162.00 feet, a delta angle of 13°51'05", and a chord bearing of North 33°04'36" East 39.07 feet to a point on the south right-of-way of Highway 191; thence along right-of-way South 65°39'00" East 382.67 feet to the Center of Section line; thence South 00°18'57" East 1213.46 feet to the point of beginning,

containing 852,064 square feet or 19.56 acres and also known as Parcel Number 02-0007-0090 (the "Property");

WHEREAS, the County Council applied the HDHO-35b Overlay to a portion of the Property in conjunction with the Viewgate Terrace Subdivision pursuant to Ordinance 599 on October 15, 2019, which affected portion is shown on the Viewgate Terrace Phase 1 Final Plat as Lot 2 and is particularly described as follows:

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running along the South Section line South 89°58'50" West 652.86 feet to a point on the Bentley & Jelsteen tract; thence along the said tract the following three calls: thence North 00°44'00" West 644.53 feet; thence North 01°24'00" West 64.80 feet; thence North 00°14'00" East 519.36 feet; thence South 65°39'00" East 236.45 feet; thence South 45°40'12" East 129.64 feet; thence South 65°38'47" East 220.58 feet; thence North 89°41'03" East 146.25 feet; thence South 00°18'57" East 950.16 feet to the point of beginning,

having an area of 694,475 square feet, 15.94 acres ("Lot 2, Phase 1" or the "HDHO Lot")

WHEREAS, the Master Plan contemplates that Lot 2, Phase 1 will be subdivided into a three (3) lot subdivision, shown as Parcels 2, 3 and 4 on the Master Plan, which subdivision the Developer will plat at a future date;

WHEREAS, the Grand County Planning Commission approved the Viewgate Terrace Phase 1 Preliminary Plat at a public meeting on May 25, 2020 without conditions;

WHEREAS, the Viewgate Terrace Phase 1 Final Plat meets the development regulations established by the Grand County Land Use Code, Construction Standards, and other development regulations;

WHEREAS, the Developer is not required to sign a subdivision improvement agreement because no public infrastructure improvements are needed to facilitate Phase 1;

WHEREAS, the County Council considered this item in a public meeting held on July 7th, 2020; and

WHEREAS, the County Council has heard and considered all evidence and testimony presented with respect to the proposed resolution and final plat approval;

NOW, THEREFORE, BE IT RESOLVED by the Grand County Council that it does hereby approve the Viewgate Terrace Phase 1 Final Plat and Stormwater Drainage and Access Easement.


PASSED by the Grand County Council in open session on July 21, 2020 by the following vote:

Those voting aye: McGann, Wells, Halliday, Woytek, Hawks, Clapper, Paxman

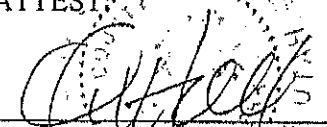
Those voting nay: _____

Those absent: _____

GRAND COUNTY COUNCIL


Mary McGann, Chair

ATTEST:


Quinn Hall, Clerk/Auditor

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